



GRASSROOTS
REALTY GROUP

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275006 HWY 616
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2255194



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,104 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.79 Acres		
Lot Feat:	Landscaped, Private, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-47-27-W4
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This Acreage with a Completely Renovated Home and a Double Detached Garage is located right off pavement Very close to Pigeon Lake! Inside the home to the main floor that hosts a Modern Kitchen, Dining Room with patio access to the Back Deck, a 4 Piece Bathroom, Three Bedrooms including the Primary with its own Walk-In Closet and 2 piece Ensuite Bathroom. The Basement has a Large Family Room, Laundry, and a Large Storage Room with Windows that could easily be converted in more Bedrooms. The Newer Finished Double Detached Garage has a Concrete Floor, Power, and Heated by a wood fireplace. All Renovations were done within the last 5 years including Shingles, Well, Septic Field, Windows, Kitchen, Bathrooms, Flooring, Garage, Decks, Siding, Appliances, and More! This Pride of Ownership Property Welcomes its new owners to enjoy acreage living!